



3 KINGS MARKET FORE STREET KINGSBRIDGE

£725 Per

A newly decorated and beautifully presented one-bedroom first-floor flat, ideally located just off Fore Street. With well presented interiors and a secure entry system, this property is ready to move into. EPC C



- Central town location

Full Description

A newly decorated and beautifully presented one-bedroom first-floor flat, ideally located just off Fore Street. With well presented interiors and a secure entry system, this property is ready to move into.

From the communal lobby, the door opens into a central hallway with doors leading off to all rooms.

The spacious open-plan living room and kitchen provide an inviting space for relaxation and entertaining. The kitchen is fitted with a range of wall and floor units, offering plenty of storage, as well as space for a washing machine or dishwasher, and an integrated undercounter fridge.

The double bedroom benefits from a fitted wardrobe and delightful views over the Kings Market Atrium, providing a peaceful escape from the hustle and bustle.

The well-presented bathroom is finished to a high standard, featuring a bath with shower over, glass screen, pedestal wash hand basin with mirror and light overhead, a heated towel rail, and WC.

This beautifully presented flat is ready to move into and offers both style, convenience and a long let. With easy access to the amenities of Fore Street, this is a fantastic opportunity for comfortable, modern living. Viewing is highly recommended! There is also limited on street parking outside the property. Long let preferred.

Services - Mains water, drainage and electric with electric heating. Council Tax Band A.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Shorthold Tenancy. Rent £725.00 per calendar month. If pets are considered the rent will be £745.00. Deposit £836.53 All

deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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